

Application ref: 2020/5288/T
Contact: Tom Little
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Date: 16 February 2021

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Ringley
Ringley House
1 Castle Road
Kentish Town
Belsize Park
NW3 4JL

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (Tree Preservation Order) Regulations 1999

REFUSAL OF CONSENT FOR WORKS TO TREE/S UNDER A TREE PRESERVATION ORDER

Address:
47 Belsize Park Gardens
London
NW3 4JL

Proposal:
FRONT GARDEN: 1 x Silver Birch - Fell to ground level and remove stump.

The Council has considered your application dated 16 November 2020 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

The birch is highly visible from the street and is considered to provide a high level of visual amenity and to make a positive contribution to the character and appearance of the conservation area. The tree is visible for a significant proportion of the length of Belsize Park Gardens. The removal of this tree would have a significant impact on the street scene.

The reasons given for removing the tree include damage to the low garden walls, to paving and to a service cupboard under steps. While it is understood that damage to garden walls and paving might be an inconvenience it is not considered a sufficient reason for removing such a prominent tree, which is protected by a tree preservation

order. Garden walls and paving can be relatively easily repaired in such a way as to reduce the chances of the damage reoccurring.

With regard to the damage to the service cupboard, the photos submitted with the report show relatively small adventitious roots penetrating brickwork with old poor quality cement and signs of moisture ingress. Roots of this type would follow moisture through the damaged concrete, where repairs are made with appropriate materials and the moisture ingress addressed the roots would be unlikely to penetrate the concrete. The report suggests that the brickwork has already been repaired with engineering bricks.

It is recommended that this part of the application be refused to protect the visual amenity the tree provides and preserve the character and appearance of the conservation area.

If you are unhappy with the Council's decision you may appeal within 28 days of the date of this notice by writing to The Environment Team, Room 4/04, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Yours faithfully



Daniel Pope
Chief Planning Officer

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